

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 5, 2004

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, October 5, 2004, in the City Council Chambers at 20 South Littler. Other members present were Elizabeth Waner, Allen Thomas and Suzy Thrash. Leroy Cartwright was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was the approval of the September 21, 2004, Planning Commission Minutes. Motion by Waner, seconded by Thomas, to approve the minutes as written. Motion carried by a vote of 4-0 as follows:

AYES: Members: Waner, Thomas, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Deed Certification south of Coffee Creek Road, north of Steeplechase Addition, one-half mile west of Coltrane. (Van Sant)**

Mr. Bill Van Sant, the property owner of 5.27 acres south of Coffee Creek Road approximately one-half mile west of Coltrane, wants to divide the property into 3 tracts: Tract 1 – 1.65 acres; Tract 2 – 1.80 acres; Tract 3 – 1.82 acres. Since Caleb McCaleb was permitted to divide acreage lots similar to these along both Coltrane and Coffee Creek Road to the east, it would be consistent to allow this land division to continue. In order for it to be equal to Mr. McCaleb's approval, the City needs the 17 foot right-of-way easement along Coffee Creek Road due to the arterial character of the street and for future utility and street improvements. We also need a 10-20 foot easement on the east side of Tract 1 for future sanitary sewer extension. Both of these standards are listed in Title 21 Subdivisions. The lots are big enough for septic tanks and water wells or aerobic systems if preferred.

When this was last discussed, the Steeplechase residents indicated that development should be delayed or at least the trails easements across the subject property resolved prior to new homes being built and new owners occupy these 3 parcels. Attorney Randel Shadid is familiar with the easement issue and plans to discuss this at the next meeting.

Brooks Richardson representing Steeplechase stated that he would like to see an agreement over the trail made before action was taken on this proposal. Mr. Shadid responded that the trail easement was private issue that would be worked out and that approving it would not affect the trail.

Motion by Thrash, seconded by Waner, to approve this request. Motion carried by a vote of 4-0 as follows:

AYES: Members: Thrash, Waner, Thomas and Chairperson Woods

NAYS: None

The next item on the agenda was **Consideration of amended Commercial Site Plan Fox Lake Plaza located north of 15th Street, west of I-35. (Frank Battle)**

Randal Shadid representing Mr. Battle stated that this project was previously approved by the Planning Commission and the only changes that had been made was a turn around on Fox Lake Lane for people who turn on Fox Lake Lane to be able to turn around before going into the neighborhood. Also the site is 2,000 sq. feet less than before and they meet all current codes. Larry Sanford a resident in Fox Lake stated that he liked the turn around that they had added, however he felt that they should also put their run off into the pond to maintain the level of water needed. He also had issues about the elevations and he was concerned about the noise levels that this development would bring to the neighborhood. He asked the Planning Commission to not approve this project until all issues were worked out. Mr. Shadid responded that they comply with the drainage code and that they are talking with the homeowner's association but no agreement has been made yet. He also stated that there would be a 45-foot sensitive border that would help buffer sound. Commissioner Waner stated that she would like to see a water agreement. Mr. Shadid stated that pending the conservation lawsuit that would tell them exactly where their water would need to go. By code they have no obligation to put water into the lake as it goes 3 different directions. Commissioner Woods asked if the project met or exceeded all standards and Mr. Schiermeyer stated that it did.

Motion by Thomas, seconded by Thrash, to approve this request. Motion denied by a vote of 2-2 as follows:

AYES: Members: Thrash and Chairperson Woods

NAYS: Thomas and Waner

The next item on the agenda was **Case #PR040021 Consideration of Final Plat approval for 28 acres on the northwest corner of 15th Street and I-35 Frontage Road for the Fox Lake Wal-Mart. (Wal-Mart Stores East, L.P.)**

Terry Haynes with Spear McCaleb Engineering is requesting Final Plat approval for a plat for the proposed Wal-Mart store north of 15th Street west of I-35. This parcel contains 28.97 acres and will be one lot and one block. There are no pad site lots, the entire 28 acres are required for the parking, landscaping, underground detention and setbacks. Access will be from two points along 15th Street and one along the frontage road which will be shared with Fox Lake Plaza. Easements are provided for all water lines and sewer lines extending through the property. Setbacks are shown correctly. A 15 foot wide Trail easement has been shown on the west side of the plat immediately west of where a retaining wall will be constructed.

Engineering is reviewing water plans, sanitary sewer plans, grading and erosion control plans as well as the original underground drainage detention plans which are in two locations. A filtration system is also connected to the under ground detention to allow settling of run-off water prior to the outlet into Fox Lake or the frontage road. There will be considerable street improvements required as well as traffic lights as provided for in the site plan and documented by the developer's transportation study.

Motion by Thrash, seconded by Thomas, to approve this request. Motion carried by a vote of 4-0 as follows:

AYES: Members: Thrash, Thomas, Waner and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #Z040026 Public Hearing and Consideration of rezoning from "G-A" General Agricultural District to "R-1" Rural Estate Dwelling District located east of Coltrane on the south side of 40th Street. (Bryan Timberlake)**

Bryan Timberlake is requesting a rezoning from "G-A" General Agricultural to "R-1" Rural Estate Dwelling District of the property located on the south side of 40th Street, east of Coltrane and west of I-35. This property contains 5.02 acres. The property directly to the west is currently zoned "R-1". Currently there are 22 lots in the 160-acre area that are zoned for "R-1" as well. Other properties in the area are zoned for "G-A" General Agricultural with some legal non-conforming lots. The Edmond Plan III projects residential for this area. City water lines are available for connection and septic tanks will be used. Staff recommends approval of this rezoning based on the predominant current zoning of the area.

Motion by Waner, seconded by Thomas, to approve this request. Motion carried by a vote of 4-0 as follows:

AYES: Members: Waner, Thomas, Thrash and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #Z040027 Public Hearing and Consideration of rezoning from "R-3" Private Street Dwelling District to "R-2" Urban Estate Dwelling District located on the northwest corner of Danforth and Douglas. (Bill Frankfurt)**

Motion by Thrash, seconded by Thomas, to continue this request to October 19 Planning Commission meeting. Motion carried by a vote of 4-0 as follows:

AYES: Members: Thrash, Thomas, Waner and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #PR040036 Consideration of Preliminary Plat Sterling Heights Addition located south of Thatcher west of the Burlington Northern and Santa Fe Railroad Tracks. (Sterling Property Development)**

Jeanne Hampton with Sterling Property Development is requesting a preliminary plat of the Sterling Heights Addition to be located on the south side of Thatcher, west of the railroad and west of Bigbee Drive. The development will include 16 single family lots all 6,000 square feet or greater in size. Two common areas are also shown and will be maintained by a homeowner's association. This area is zoned "A" Single Family Dwelling.

The owner requests a variance for Lot 10 and Lot 11 to use a 15' front building line where the cul-de-sac radius is provided. All other lots meet code requirements. This setback seems to be reasonable at this location to provide service and emergency vehicle turning movement access. The property to the east is zoned "E-1" General Commercial and has been used as Coy's Wrecker Service. No street connection will be recommended to that area since it is "E-1" zoning, even though the street is public. The 50 foot right-of-way and 26 foot of paving is provided for the new street. A substantial portion of the street, adjacent to 5 of the lots, will have homes on only one side of the street. Water and sewer lines are available for connection and there is not a flood plain on the proposed plat. A multi-family project for elderly housing was previously denied at this location.

Motion by Thomas, seconded by Waner, to approve this request. Motion carried by a vote of 4-0 as follows:

AYES: Members: Thomas, Waner, Thrash and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #PR040039 Consideration of Final Plat of the Thomas Trails 2nd Addition located south of Covell Road west of Thomas Drive. (Ken Rees)**

A two week continuance was requested by the applicant. Commissioner Thomas left the room for the consideration of this item.

Motion by Waner, seconded by Thrash, to approve this request. Motion carried by a vote of 3-0 as follows:

AYES: Members: Waner, Thrash and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #PR040037 Consideration of Final Plat of Redmont Trace III Addition located south of Coffee Creek Road west of Bryant. (Bob Turner)**

Keith Beatty with Isch Engineering is requesting Final Plat approval of Redmont Trace III located south of Coffee Creek Road just over one-quarter mile west of Bryant. The Caliburn Addition is located to the north, the Edmond North Estates Addition is located to the west, the area to the east is developed with acreage type lots on private streets. St. Mary's Episcopal Church School has developed to the south of this addition and west of the Short Drive area. This addition is served with City water. This addition consists of 27 lots on a total of 23.84 acres. The lots are generally 26,000 square feet and will be using aerobic waste water treatment systems since City water is available. The streets in this addition are private with a gated access from Coffee Creek Road. The Preliminary Plat of Redmont Trace was approved in September of 2000 with 77 lots on 79 acres. Phase I contained 36 lots. Phase II contained 7 lots. The square footage of houses will range from 3,200 to 4,200 square feet. It is important to note that a City water well site was provided by the developer and a well drilled in this addition to

supplement supply of water from a long extension of the city main from Covell and Boulevard over half a mile to the south.

Motion by Thomas, seconded by Thrash, to approve this request. Motion carried by a vote of 4-0 as follows:

AYES: Members: Thomas, Thrash, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR040038 Consideration of Final Plat of Redmont Trace IV Addition located south of Coffee Creek Road west of Bryant. (Bob Turner)**

Keith Beatty with Isch Engineering is requesting Final Plat approval of Redmont Trace IV located south of Coffee Creek Road just over one-quarter mile west of Bryant. The Caliburn Addition is located to the north, the Edmond North Estates Addition is located to the west, the area to the east is developed with acreage type lots on private streets. This addition is served with City water and a City well is located in the Redmont Trace Addition. This addition consists of 7 lots on a total of 6.01 acres. The lots are generally 26,000 square feet and will be using aerobic waste water treatment systems. The streets in this addition are private with a gated access from Coffee Creek Road. The Preliminary Plat of Redmont Trace was approved in September of 2000 with 77 lots on 79 acres. Phase I contained 36 lots, Phase II 7 and Phase II 27 lots. Houses are expected to range from 3,200 to 4,200 square feet.

Motion by Waner, seconded by Thomas, to approve this request. Motion carried by a vote of 4-0 as follows:

AYES: Members: Waner, Thomas, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR040034 Consideration of Preliminary Plat approval for Hampden Hollow Addition on the northeast corner of Covell Road and Air Depot Boulevard. (J. W. Armstrong, LLC)**

Bryan Coon, representing J. W. Armstrong, is requesting Preliminary Plat approval for Hampden Hollow Addition, located on the northeast corner of Covell Road and Air Depot Boulevard. The 72.89 acre addition is zoned "A" Single Family Dwelling District. Hampden Hollow will contain 166 lots. The average lot size will be 9,200 square feet. The streets in this addition will be private and there will be a private gate access with two access points on Air Depot. The two gates and entries will provide compliance with the connectivity standard. The addition will be served with City of Edmond utilities. The common areas, islands, medians and detention areas will be owned and maintained by a property owners association. The property to the north, east and south of the site is zoned "G-A" General Agricultural District. The property to the west of the site is zoned "F-0" Limited Light Industrial and General Office Corridor District. The Cross Timbers Municipal Complex is located to the southwest and zoned "F-1" PUD Light Industrial District Planned Unit Development. The Edmond Trails Plan indicates a leg of the Coffee Creek Trail in the drainage area in the northeast and southeast corners of the addition. A trail easement has been identified on the plat as an optional homeowners improvement. There also is an existing oil well on the property.

The property owner has provided for one larger lot on Covell Road on property left "A" Single Family south of a FEMA floodplain area. The larger lot for residential would allow home orientation or landscaping to buffer the higher traffic volumes which will be encouraged along Covell Road due to the I-35 interchange connection, the 70 foot of right-of-way required for the parkway standard street and is the street most suited in the area to continue to develop for higher traffic volumes including truck traffic. The northeast corner, 7.47 acres, is requested for "D-1" Restricted Commercial and that item will be considered October 11th by the Edmond City Council.

Commissioner Waner asked about the trail and JW Armstrong responded that it would be put in and shown on the final plat is they received approval from the pipeline company. He also stated that he would put in the 60' easement on the final plat.

Motion by Thomas, seconded by Thrash, to approve this request. Motion carried by a vote of 4-0 as follows:

AYES: Members: Thomas, Thrash, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was **Consideration of request for 9 deed certifications by Northwood Development LLC north of 33rd Street east of Air Depot for a State Law exception Private Street project. (Mr. North)**

Mr. North is requesting deed approval for 9 two and a half acre lots north of 33rd Street east of Air Depot. This development sometimes referred to as Lakewood will be an unrecorded plat with 9 two and a half acre lots developed along a private street called Lakewood Drive. State Statute provides that developers can be permitted to build on 2 acre or larger lots more than one-quarter mile from water and sewer lines using private streets not meeting public standards and not requiring a formal plat. The roadways do have to be marked private not maintained by the City. Mr. North does meet the 10 criteria listed in the State Statutes attached to qualify for this exception. A similar deed approval was accomplished for Mr. Van Hoose for the Pheasant Pointe Addition located south of Sorghum Mill Road east of Midwest Boulevard for 42 lots. The triangle area located on the immediate northeast corner of Air Depot and 33rd Street is owned by the United States Government as a part of Arcadia Lake. The property is zoned "L-1" Lake Preservation allowing two acre lots.

Motion by Thrash, seconded by Thomas, to approve this request. Motion carried by a vote of 4-0 as follows:

AYES: Members: Thrash, Thomas, Waner and Chairperson Woods

NAYS: None

There was no New Business.

Motion by Waner, seconded by Thrash, to adjourn. Motion carried by a vote of 4-0 as follows:

AYES: Members: Waner, Thrash, Thomas and Chairperson Woods

NAYS: None

Meeting adjourned at 7:00 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission